

SAGEWOOD ACRES DIVISION NO. 1 JEFFERSON COUNTY, IDAHO

LYING IN THE S.W. 1/4 N.W. 1/4 SECTION 9 T. 4 N. R. 39 E., B.M.

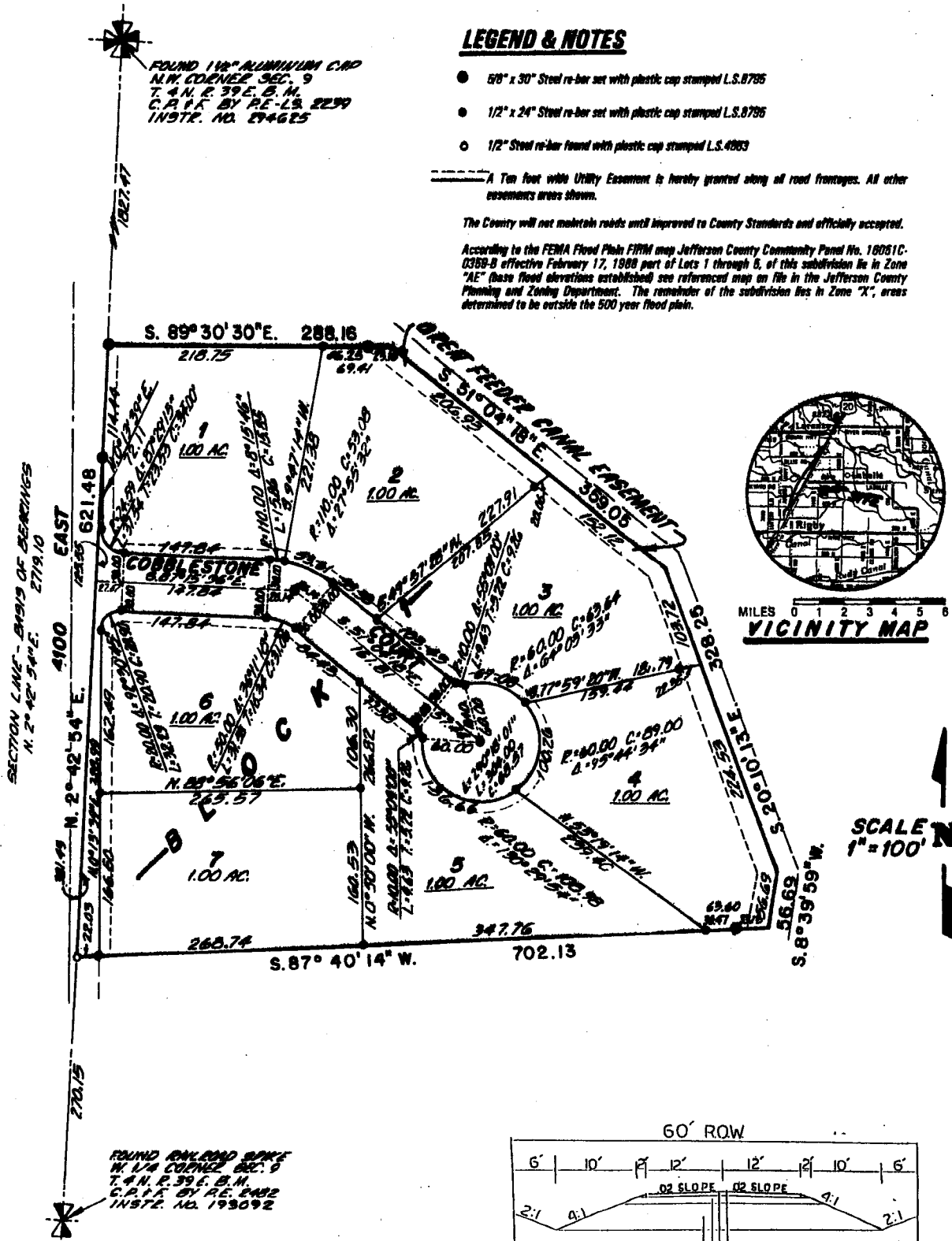
LEGEND & NOTES

- 5/8" x 30" Steel re-bar set with plastic cap stamped L.S.8785
- 1/2" x 24" Steel re-bar set with plastic cap stamped L.S.8785
- 1/2" Steel re-bar found with plastic cap stamped L.S.4083

----- A Ten foot wide Utility Easement is hereby granted along all road frontages. All other easements areas shown.

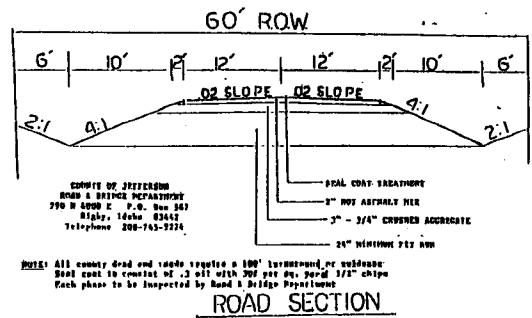
The County will not maintain roads until improved to County Standards and officially accepted.

According to the FEMA Flood Plain FIRM map Jefferson County Community Panel No. 18051C-0359-B effective February 17, 1988 part of Lots 1 through 6, of this subdivision lie in Zone "AE" (base flood elevations established) see referenced map on file in the Jefferson County Planning and Zoning Department. The remainder of the subdivision lies in Zone "X", areas determined to be outside the 500 year flood plain.



IRRIGATION WATER RIGHTS

It has been determined that the property included in this subdivision plot is not within an assessing irrigation District. Lots within this subdivision will not receive an irrigation water right.



COMPANY OF JEFFERSON
ROAD & BRIDGE DEPARTMENT
200 N. 2ND ST. P.O. Box 343
Riley, Idaho 83442
Telephone 208-743-2324

NOTE: All county road and roads require a 100' turnaround or easement.
Road cost to consist of 2 1/2 mil width 300 psi cc. 12" chips
Each phase to be inspected by Road & Bridge Department

ROAD SECTION